

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525**

**MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING**

*“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”*

**Tuesday, May 05, 2015**

**7:30 P.M.**

**CALL TO ORDER – CHAIRMAN DENNIS SCHERMERHORN**

The Village of Indian Head Park Planning and Zoning Commission will be approving the April 14, 2015 Minutes and discussing a Workshop for 6540 Blackhawk Trail, requested by owner Mohsen Javadi, and the Comprehensive Plan update, which is intended to define and describe our community to those who may have an interest in our Village.

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Chairman Dennis Schermerhorn  
Commissioner Timothy Kyzivat  
Commissioner Robert Tantillo  
Commissioner Diane Andrews

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Commissioner Noreen Costelloe  
Commissioner Earl O'Malley

**ABSENT:**

Commissioner Jack Yelnick

**ALSO IN ATTENDANCE:**

Village Trustee Amy Jo Wittenberg

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairman Dennis Schermerhorn and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands one nation under God indivisible with liberty and justice for all"***.

**Discussion regarding the workshop for property at 6540 Blackhawk Trail, Lot 1-PIN 18-19-205-011-0000 and Tract B-PIN 18-19-205-059-0000:**

Dennis Schermerhorn began the discussion by noting that owner Mohsen Javadi requested this workshop and that he has had a previous workshop where he presented his desire to subdivide this property and build two homes. He stated Mr. Javadi filed a petition in January and once in review, a provision was found in Section 17.24.060 of the Village Municipal Code that limits the authority of the Planning and Zoning Commission regarding variations for lot area requirements; *in no event shall the area of the lot be less than 90% of the required lot area*. Chairman Schermerhorn then explained

the aggregate area of the property 6540 Blackhawk Trail divided in half does not make up 90% of the lot area. Chairman Schermerhorn added that 18,000 sq. ft. would be required in order for the Commission to recommend any variances to the Village Board and that Mr. Javadi was sent a letter in February and again this evening from the Village and Counsel reiterating this requirement. In order for Mr. Javadi to be able to create two separate lots, the Commission recommends that Mr. Javadi take the issue to the Village Board to have an ordinance changed to allow a 15,000 sq. ft. lot to exist in the Village.

Chairman Schermerhorn welcomed Mr. Javadi to add anything to the description of this matter for the workshop; Mr. Javadi restated what Chairman Schermerhorn specified and further explained the timeline of this process.

Mr. Javadi introduced his engineer Mr. Lee Austin. Mr. Austin and Chairman Schermerhorn ensued discussion on the possibility of changing the amendment to a 75% lot requirement instead of 90%. Mr. Austin explained that might not be something the Village wants to do and suggested possibly changing the amendment only to apply to divided lots and not for the general lot requirements as that changes the character of future properties being built in the Village. Mr. Austin provided the Commission with a copy of a proposed ordinance.

Mr. Javadi conversed with Trustee Amy Jo Wittenberg about their previous workshop and the survey that was drawn. Trustee Wittenberg suggested that Mr. Javadi review the letter discussing variations, ordinances and facts written by Chairman Schermerhorn and Counsel.

Mr. Javadi asked for a definitive answer as to subdividing the lot. Mr. Schermerhorn explained that since January, this provision prohibiting

subdivision lot size has been acknowledged and expressed to Mr. Javadi; under the current statute he cannot presently build two homes.

### **Continuance of Comprehensive Plan Update:**

Chairman Schermerhorn and the Planning/Zoning Commission began discussing the update at the April meeting. Since then, he and Superintendent Ed Santen have gone through the Comprehensive Plan and made more revisions/additions.

Chairman Schermerhorn suggests the Commission read through the revised Plan with the latest additions from Mr. Santen and to bring any suggestions or revisions to the June meeting.

The Commission had a conversation regarding different ways for everyone to edit this document efficiently. The Commission concluded either making revisions on a hard copy or through Microsoft Word using track changes would be best. The Commission went on to discuss meeting dates for the summer to finish the Comprehensive Plan Update and the option of team captains to complete “polishing” the Plan. There will be a June meeting, July 7 is T.B.D.

### **Approval of Planning and Zoning Commission Meeting Minutes:**

Chairman Schermerhorn asked the Commissioners if they had any changes to the April 14 Meeting Minutes. Dennis Schermerhorn commented that on Page 3, under *approval of meeting minutes*, *double space instead of single space between lines* should be *double space instead of single space between sentences*. There were no other changes.

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Commissioner Tantillo motioned, seconded by Commissioner Kyzivat to approve the April 14, 2015 Planning and Zoning Meeting Minutes as amended. Motion carried by voice vote (6-0-1).

**Adjournment:**

There being no further business to discuss, Commissioner Kyzivat motioned, seconded by Commissioner Costelloe to adjourn the Planning and Zoning Meeting at 8:45p.m. Motion carried by voice vote (6-0-1).

Minutes prepared and submitted by,  
Erica Stewart  
Recording Secretary,  
Planning and Zoning Commission